



# NOTICE

Sheila Dixon, Mayor

Paul T. Graziano, Commissioner

In August 2007, Council Bill 07-0602 mandated the City establish Green Building Standards for commercial and multi-family residential buildings over 10,000 square feet being either newly constructed or extensively modified. The requirements were intended to be phased in, affecting City-owned buildings as of July 1, 2008, City-subsidized buildings as of January 1, 2009, and finally all other buildings as of July 1, 2009. The City has issued an RFP to engage a consultant to assist with developing and implementing the new code standards and procedures that are required.

## **Status of the Consultant RFP**

The City is finalizing the selection of the consultant; final Board of Estimates approval is expected within the next 30 days. The consultant will perform the scope of work outlined below in a timeframe of approximately 12 months.

- Examining existing City permitting processes;
- Researching best practices from other cities;
- Creating a green building standard unique to Baltimore (similar to “The Chicago Standard”);
- Determining the City review, verification, certification, and enforcement processes;
- Evaluating appropriate organizational and staffing structures to accommodate these processes; and
- Developing the staff training and public outreach materials needed to facilitate implementation.

The Building, Fire and Related Codes of Baltimore City was adopted by City Council Ordinance 07-552 effective December 17, 2007. Part II of the International Building Code Chapter 37 is known as the “Green Building” Requirements. To view the Building, Fire and Related Codes of Baltimore City, visit [cityservices.baltimorecity.gov/charterandcodes/Code/Art%2000%20-%20Bldg,%20Fire.pdf](http://cityservices.baltimorecity.gov/charterandcodes/Code/Art%2000%20-%20Bldg,%20Fire.pdf)



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## Frequently Asked Questions

While the consultant work proceeds on the development of final regulations and procedures for implementation of the Baltimore City's Green Building Standards, Baltimore Housing staff has developed the following list of "Frequently Asked Questions" to provide guidance for building permit applicants during this interim period. For any additional questions, please send an e-mail to: [GreenBuildingStandards@baltimorecity.gov](mailto:GreenBuildingStandards@baltimorecity.gov).

### 1. What buildings are covered?

Newly constructed, extensively modified non-residential, and specific multi-family residential buildings that have or will have at least 10,000 square feet of gross floor area will be covered.

- *Extensively modified* is a structural modification that alters more than 50% of the building's gross floor area.
- *Multi-family residential covered buildings* contain 5 or more dwelling units and are taller than 3 stories; or are mixed use buildings that contain a residential component and are taller than 3 stories.

### 2. Will covered buildings be expected to earn certification from the U.S. Green Building Council?

No. The new Baltimore City Green Building Standards are intended to require that covered buildings be designed and built to a certain energy and environmental standard. While it is not necessary for buildings to go through the U.S. Green Building Council's official Leadership in Energy and Environmental Design (LEED) Project Certification process for the Baltimore requirements, this is a step that building owners may want to pursue. For more information on the LEED Project Certification process, visit the U.S. Green Building Council's website at [www.usgbc.org/DisplayPage.aspx?CMSPageID=64](http://www.usgbc.org/DisplayPage.aspx?CMSPageID=64)

### 3. When do the requirements take effect?

July 1, 2008: City buildings applying for a building permit after this date must be equivalent to a LEED "Certified" level.

January 1, 2009: City-subsidized buildings applying for a building permit after this date must be equivalent to a LEED "Certified" level.

July 1, 2009: All buildings (City-owned, City-subsidized, and private) applying for a building permit after this date must be equivalent to a LEED "Silver" level.

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#### 4. Will any waivers be granted?

The Housing Commissioner may approve full or partial waivers to the extent that compliance would be impractical or unduly burdensome and the waiver would serve the public interest. The building official may impose any conditions, restrictions, or limitations on a waiver that they consider necessary or appropriate in the circumstances. The building official must submit to the Mayor and the City Council, by March 1<sup>st</sup> of each year, a list of each waiver approved during the preceding calendar year along with any conditions, restrictions, or limitations that were attached to the waivers.

#### 5. What constitutes a “City-subsidized” building?

**“City-subsidized building” refers to any covered building for which the City or any of its agents or contractors provides funds, resources, or financial assistance, including:**

1. The sale or transfer of land substantially below its appraised value;
2. Payment in lieu of taxes;
3. Tax increment financing;
4. Grants or loans that equal or exceed 15% of total projected project costs; or
5. Installation or repair of physical infrastructure directly related to the project and with value equal to or exceeding 5% of the total projected project costs.

*See question #1 for a definition of “covered building.”*

#### 6. What standard should designers be using in their project development?

The City is developing its own green building standards that are specifically tailored to address the unique challenges and opportunities in Baltimore. Until the development of the Baltimore City Green Building Standards is completed, the particular U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) rating system that applies to the project should be followed. For information on the LEED rating system, visit [www.usgbc.org/DisplayPage.aspx?CMSPageID=222](http://www.usgbc.org/DisplayPage.aspx?CMSPageID=222)

#### 7. What does the “or equivalent” mentioned in the legislation refer to?

The “or equivalent” refers to the Baltimore City Green Building Standards that the City is developing.

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## **8. When will the Baltimore City Green Building Standards be released?**

The City will release the Baltimore City Green Building standards by the end of the 2009 calendar year.

## **9. What additional documentation will be required to obtain a building permit under the green building regulations?**

The appropriate LEED rating system project checklist indicating which credit items the project intends to meet will be required as part of the plans submittal for building permit. The completed checklist will indicate which credits the project will be pursuing, the parties responsible for each credit, and a brief description of how each credit will be achieved. The checklist will need to be signed by a LEED Accredited Professional (AP) who is not an employee of the building owner at the time of submittal. For a copy of the LEED NC 2.2 checklist, visit [www.usgbc.org/ShowFile.aspx?DocumentID=3998](http://www.usgbc.org/ShowFile.aspx?DocumentID=3998)

## **10. What additional documentation will be required to obtain an occupancy permit under the green building regulations?**

Credits, which are intended to be met during the construction phase, should be indicated on the checklist at the time of building permit submittal. At the time of occupancy permit application, the completed checklist indicating which credits the project was successful in meeting must be submitted. The checklist will need to be signed by a LEED AP who is not an employee of the building owner to verify that all indicated credits were met. The building official may request additional documentation demonstrating fulfillment of certain credits prior to the issuance of the occupancy permit.

## **11. Where can I get more information on LEED standards? For more information on LEED standards, visit**

[www.usgbc.org/DisplayPage.aspx?CMSPageID=220](http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220)



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